

LOS ANGELES OFFICE
Room 8003 State Building
107 South Broadway
SAN DIEGO OFFICE
615 Orpheum Theatre Building

EDMUND G. BROWN, Governor
STATE OF CALIFORNIA
Division of Real Estate
W. A. SAVAGE, Commissioner
MAIN OFFICE
1015 L Street, Sacramento 14

SAN FRANCISCO OFFICE
Room 2033, 350 McAllister Street
OAKLAND OFFICE
Room 6040, 1111 Jackson Street
FRESNO OFFICE
Room 3084, State Building
2550 Mariposa Street

SECOND AMENDED

**FINAL
SUBDIVISION PUBLIC REPORT**

ON
TRACT NO. 570
IMPERIAL COUNTY, CALIFORNIA
RES. NO. 2160-SD

Note—Read This Report Before Buying!

This Report Is Not an Approval or Disapproval of This Subdivision

It reflects information obtained by the Division of Real Estate in its investigation of said tract.

The Commissioner does not regulate or govern the size of parcels, drainage, sanitation, water, and the physical aspects of subdivisions. All such matters are regulated and passed on by the local public bodies and officials.

OCTOBER 25, 1961

SPECIAL NOTES

1. THIS IS A SPECULATIVE SUBDIVISION AND VALUES WILL DEPEND ON GROWTH IN THE AREA. PROMOTION COSTS OF SUCH SUBDIVISIONS ARE ORDINARILY HIGH. AS A RESULT, PURCHASERS SHOULD NOT EXPECT TO BE ABLE TO RESELL THEIR LOTS AT A PROFIT OR EVEN FOR AS MUCH AS THE ORIGINAL SALES PRICES UNTIL OR UNLESS THE AREA DOES DEVELOP.
2. MOST REGULATED FINANCIAL INSTITUTIONS WILL NOT LEND MONEY FOR CONSTRUCTION IN SUCH UNDEVELOPED AREAS.
3. CONTRACTS OF SALE WILL BE USED. UNLESS THE SELLER'S SIGNATURE IS NOTARIZED, THE CONTRACT CANNOT BE RECORDED AND THE PURCHASERS' INTEREST MAY BE JEOPARDIZED.

PURCHASERS' INTERESTS ARE FURTHER JEOPARDIZED IN THE CONTRACTS USED IN THIS SUBDIVISION DUE TO A PROVISION THAT THE ENTIRE UNPAID BALANCE MAY BE DUE IF THE CONTRACT IS RECORDED.
4. IN MANY INSTANCES MINERAL, OIL, GAS AND WATER RIGHTS ARE RESERVED TOGETHER WITH THE RIGHT OF ENTRY TO PROSPECT FOR AND REMOVE THESE PRODUCTS.
5. ON ALL PROPERTIES BELOW THE MINUS 220-FOOT CONTOUR, FLOODING EASEMENTS IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT AND IMPERIAL COUNTY EITHER EXIST OR WILL BE REQUIRED BEFORE THE COUNTY WILL ISSUE BUILDING PERMITS.
6. NO SEWAGE DISPOSAL PLANT OR A COMPLETE SEWAGE DISPOSAL SYSTEM THROUGHOUT THESE TRACTS HAS BEEN INSTALLED.
7. ELECTRICITY AND TELEPHONE LINES HAVE BEEN BROUGHT INTO THE AREA BUT THESE SERVICES ARE NOT EXTENDED THROUGHOUT THE TRACTS. EXTENSIONS MAY BE MADE AT PURCHASERS' EXPENSE. NO PUBLIC GAS LINES TO THE AREA ARE AVAILABLE.

ADDITIONAL INFORMATION FOLLOWS IN NARRATIVE FORM:

SUBDIVIDER: Salton Shores Development Co., a California corporation.

LOCATION AND SIZE: In Imperial County on west side of Salton Sea, west side of Highway 99 at Sunrise Drive. It is about 30 miles southeast of Indio.
It consists of approximately 150 acres divided into 85 parcels.

STREETS: Streets are to be improved to Imperial County standards and will be maintained by Imperial County.

CLIMATE: This area, as in other California desert areas, is subject to occasional strong winds. In the summer it gets very hot and the nearness to the Salton Sea and irrigated area of Imperial Valley makes Salton City very humid in extreme hot weather.

WATER: The Coachella Valley County Water District has agreed to furnish water to each lot in this tract. This county water district may levy taxes to finance projects to install and maintain water systems within the district.

PURCHASE MONEY HANDLING: The subdivider has certified that all moneys will be impounded in Salton Shores Development Co. trust account, Bank of America, Azusa Branch, until the contracts of sale are signed and delivered to the purchaser. There are trust deeds in the amounts of \$48,032 and \$23,375 covering all the lots in this subdivision. However, arrangements have been made to release any lot upon full payment of the contract price by a purchaser.

CONTRACTS OF SALE: In addition to the Special Notes on Contracts on Page 1, the contracts used require written consent of the seller to transfer the contract, and a provision that all money paid in and all rights are forfeited by the buyer if he does not comply with the terms of the contract.

ELECTRICITY: Is not installed to all lots at this time.

GAS: No public gas lines are available.

TELEPHONE: Telephone service is not installed at this time.

Note: Considerable expense may be involved to extend any of the above utilities to lots within this subdivision.

SEWAGE DISPOSAL: Soil conditions are not favorable for septic tanks and cess-pools except on a temporary basis. This form of sewage disposal may not function properly as the area develops. Contracts have been entered into providing for the payment of certain monies by the subdividers to the Community Services District for the eventual installation of a community sewer system. The Division of Real Estate does not have the engineering personnel to determine the requirements of such a system or the costs involved. There is no assurance as to when or if each and every lot in this subdivision will receive the services of a sewage system.

FIRE PROTECTION: The Salton Community Services District has agreed to furnish fire protection. A volunteer fire department has been organized and the subdivider has agreed to install some fire hydrants.

MISCELLANEOUS: It is approximately:

30 miles to the high school;
15 miles to the grammar school;
30 miles to Indio for complete shopping facilities.

School bus service is available to both schools.

Note: Purchasers should contact the local school board regarding school facilities and bus service.

FD:db:bj

-2- and last Res 2160-SD
(Second Amended)

STREETS: Streets are to be improved to Imperial County standards and will be maintained by Imperial County.

CLIMATE: This area, as in other California desert areas, is subject to occasional strong winds. In the summer it gets very hot and the nearness to the Salton Sea and irrigated area of Imperial Valley makes Salton City very humid in extreme hot weather.

WATER: The Coachella Valley County Water District has agreed to furnish water to each lot in this tract. This county water district may levy taxes to finance projects to install and maintain water systems within the district.

PURCHASE MONEY HANDLING: The subdivider has certified that all moneys will be impounded in Salton Shores Development Co. trust account, Bank of America, Azusa Branch, until the contracts of sale are signed and delivered to the purchaser. There are trust deeds in the amounts of \$48,032 and \$23,375 covering all the lots in this subdivision. However, arrangements have been made to release any lot upon full payment of the contract price by a purchaser.

CONTRACTS OF SALE: In addition to the Special Notes on Contracts on Page 1, the contracts used require written consent of the seller to transfer the contract, and a provision that all money paid in and all rights are forfeited by the buyer if he does not comply with the terms of the contract.

ELECTRICITY: Is not installed to all lots at this time.

GAS: No public gas lines are available.

TELEPHONE: Telephone service is not installed at this time.

Note: Considerable expense may be involved to extend any of the above utilities to lots within this subdivision.

SEWAGE DISPOSAL: Soil conditions are not favorable for septic tanks and cess-pools except on a temporary basis. This form of sewage disposal may not function properly as the area develops. Contracts have been entered into providing for the payment of certain monies by the subdividers to the Community Services District for the eventual installation of a community sewer system. The Division of Real Estate does not have the engineering personnel to determine the requirements of such a system or the costs involved. There is no assurance as to when or if each and every lot in this subdivision will receive the services of a sewage system.

FIRE PROTECTION: The Salton Community Services District has agreed to furnish fire protection. A volunteer fire department has been organized and the subdivider has agreed to install some fire hydrants.

MISCELLANEOUS: It is approximately:

30 miles to the high school;
15 miles to the grammar school;
30 miles to Indio for complete shopping facilities.

School bus service is available to both schools.

Note: Purchasers should contact the local school board regarding school facilities and bus service.

FD:db:bj

-2- and last Res 2160-SD
(Second Amended)

DECLARATION OF RESTRICTIONS

TRACT 570

THIS DECLARATION, made this 22 day of October, 1958 by **SALTON RIVIERIA, INC.** a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. 570, Imperial County, California, as per plat thereof recorded in Book, 5 Pages 24, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 570, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the asquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

That all of Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, and Block 9 shall be designated as industrial sites and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE M-2 REGULATIONS.

That Block 7, Block 8, Block 10, Block 11, and Block 12 shall be designated as industrial sites and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE M-1 REGULATIONS.

I. GENERAL

- A. No building, fence, patio or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five dollars (\$5.00) have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burmood, George McCarthy, and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERIA, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed

subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no 2-story structure shall be permitted unless, in the opinion of the Committee of Architecture such a structure conforms to the over-all design and pattern of development. On Commercial structures submitted for approval, this committee may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other forms of deviation from those restrictions imposed by this declaration, when such exceptions, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the committee.
- C. ~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event a lot is used for multiple residence purposes and additional pits are found necessary to properly dispose the fluids, then a greater area shall be taken in the front yard and properly connected to that in the rear. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The Community Services District is vested with the responsibility and authority for the enforcement of these provisions. Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection is unavailable, a leeching septic tank system may be used until such time as the wastewater collection system becomes available at which connection will be mandatory.~~

ZONE M-1 REGULATIONS

The following regulations shall apply in M-1 Limited Manufacturing Districts:

- 1. GENERAL USES PERMITTED:
 - 1. Any use permitted in Zone C-2 District.
- 2. MANUFACTURING USES PERMITTED:
 - A. Ordinance and accessories:
 - 1. Sighting and fire control equipment
 - B. Food and kindred products:
 - 1. Meat products
 - A. Sausages and other prepared meat products
 - B. Sausage casings

2. Leather gloves and mittens
 3. Luggage
 4. Handbags and small leather goods
 5. Miscellaneous leather goods.
- K. Machinery (except electrical).
1. Miscellaneous shops.
- L. Electrical machinery, equipment and supplies.
1. Instruments for indicating, measuring and recording electrical quantities and characteristics.
 2. Communication equipment
- M. Transportation equipment
1. Motor vehicle-assembly.
 2. Boat building and repairing.
 3. Motorcycle and bicycle assembly
- N. Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks; All uses listed.
- O. Miscellaneous manufacturing industries:
1. Jewelry, silverware and plated ware.
 2. Musical instruments and parts.
 3. Toys, sporting and athletic goods.
 4. Pens, pencils, and other office and artist materials.
 5. Costume jewelry, novelties, buttons and miscellaneous notions.
 6. Fabricated plastic products.
 7. Miscellaneous
 - A. Brooms Brushes
 - B. Cork products
 - C. Jewelry and instrument cases
 - D. Lamp shades
 - E. Signs and advertising.
 - F. Hair work
 - G. Umbrellas, parasols, canes
 - H. Tobacco pipes and cigarette holders
 - I. Models and patterns
 - J. Miscellaneous fabricated products

16. ADDITIONAL USES AS FOLLOWS:

- A. Distribution plants, parcel delivery, ice and cold storage plant, bottling plant, and food commissary or catering establishments.
- B. wholesale business, storage buildings and warehouses.
- C. Laboratories: Experimental photo or motion picture, film or testing.
- D. Motion picture studio
- E. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, excluding concrete mixing.
- F. Contractor's equipment storage yard or plant, or rental or equipment commonly used by contractors.
- G. Feed and fuel storage yard.
- H. Draying, freighting or trucking yard or terminal.

- C. Poultry and small game dressing and packing wholesale
- 2. Dairy Products
- 3. Canning and Preserving fruits and vegetables
 - A. Canned fruits, vegetables and soups, preserves, jams and jellies.
 - B. Dried and dehydrated fruits and vegetables
 - C. Pickled fruits and vegetables: sauces and seasonings; salad dressings.
 - D. Frozen fruits, vegetables and sea food.
- 4. Grain-mill products
- 5. Bakery products
- 6. Confectionery and related products
- 7. Beverage Industries:
 - A. Bottled soft drinks and carbonated waters.
- 8. Miscellaneous food preparations and kindred products
 - A. Baking powder, yeast, and other leavening compounds
 - B. Flavoring extracts and syrups
 - C. Vinegar and cider
 - D. Manufactured ice
 - E. Macaroni, spaghetti, vermicelli, and noodles
- C. Tobacco manufacturers: All uses listed.
- D. Textile mill products:
 - 1. Yarn and thread mills
 - 2. Broad-woven fabric mills.
 - 3. Narrow fabrics and other small wares mills
 - 4. Knitting mills.
 - 5. Hats (except cloth and millinery).
 - A. Lace goods
 - B. Paddings and upholstery filling
- E. Apparel and other finished products made from fabrics and similar materials: All uses listed.
- F. Lumber & wood products (except furniture)
 - 1. Lumber yards
 - 2. Wooden containers
 - 3. Miscellaneous wood products.
 - A. Lasts and related products
 - B. Minor frames and picture
- G. Furniture and fixtures (operations to be conducted within enclosed building): All uses listed.
- H. Paper and allied products.
 - 1. Paper coating and glazing.
 - 2. Envelopes
 - 3. Paper bags
 - 4. Paperboard container and boxes
 - 5. Wallpaper
- I. Printing, publishing and allied industry: All used listed.
- J. Leather and leather products:
 - 1. Footwear, (except rubber)

ZONE M-1 REGULATIONS

The following regulations shall apply in M-1 Limited Manufacturing Districts:

1. GENERAL USES PERMITTED:
 1. Any use permitted in the C-2 District.
2. MANUFACTURING USES PERMITTED:
 - A. Ordnance and accessories:
 - (1) Sighting and fire control equipment.
 - B. Food and kindred products:
 - (1) Meat products
 - (a) Sausages and other prepared meat products
 - (b) Sausage casings
 - (c) Poultry and small game dressing and packing, wholesale.
 - (2) Dairy products
 - (3) Canning and Preserving fruits and vegetables:
 - (a) Canned fruits, vegetables & soups, preserves.
 - (b) Dried & dehydrated fruits and vegetables
 - (c) Pickled fruits & vegetables; vegetable sauses & seasonings; salad dressings.
 - (d) Frozen fruits, vegetables and sea foods.
 - (4) Grain-mill products
 - (5) Bakery products
 - (6) Confectionery & related products
 - (7) Beverage industries:
 - (a) Bottles soft drinks & carbonated waters
 - (8) Miscellaneous food preparation & kindred products:
 - (a) Baking powder, yeast & other leavening compounds
 - (b) Flavoring extracts and sirups
 - (c) Vinegar & cider
 - (d) Manufactured ice
 - (e) Macaroni, spaghetti, vermicelli & noodles
 - C. Tobacco manufactures: All uses listed
 - D. Textile mill products:
 - (1) Yarn & thread mills
 - (2) Broad-woven fabric mills
 - (3) Narrow fabrics & other small wares mills
 - (4) Knitting mills
 - (5) Hats (except cloth & Millinery)
 - (6) Miscellaneous textile goods:
 - (a) Lace goods
 - (b) Paddings & upholstery filling
 - E. Apparel & other finished products made from fabrics & similar materials: All uses listed
 - F. Lumber & wood products (except furniture)
 - (1) Lumber yards
 - (2) Wooden containers
 - (3) Miscellaneous wood products:
 - (a) Lasts & related products
 - (b) Minor frames & picture frames
 - G. Furniture & fixtures (operations all to be conducted within enclosed building) All uses listed.
 - H. Paper & allied products:
 - (1) Paper coating & glazing
 - (2) Envelopes
 - (3) Paper bags
 - (4) Paperboard containers & boxes
 - (5) Wallpaper

1. Printing, publishing & allied industry: All uses listed
- J. Leather & leather products:
 - (1) Footwear (except rubber)
 - (2) Leather gloves & mittens
 - (3) Luggage
 - (4) Handbags & small leather goods
 - (5) Miscellaneous leather goods
- K. Machinery (except electrical)
 - (1) Miscellaneous machinery parts
 - (a) Machine shops
- L. Electrical machinery, equipment & supplies:
 - (1) Instruments for indicating, measuring & recording electrical quantities & characteristics
 - (2) Communication equipment
- M. Transportation equipment:
 - (1) Motor vehicles- assembly
 - (2) Boat building & repairing
 - (3) Motorcycles, bicycles-assembly
- N. Professional, scientific & controlling instruments; photographic & optical goods, watches & clock:
All uses listed
- O. Miscellaneous manufacturing industries:
 - (1) Jewelry, silverware & plated ware
 - (2) Musical instruments & parts
 - (3) Toys, sporting & athletic goods
 - (4) Pens, pencils & other office & artists' materials
 - (5) Costume jewelry, novelties, buttons & novelties, buttons & miscellaneous notions.
 - (6) Fabricated plastic products
 - (7) Miscellaneous:
 - (a) Brooms and brushes
 - (b) Cork products
 - (c) Jewelry and instrument cases
 - (d) Lamp shades
 - (e) Signs and advertising
 - (f) Hair work
 - (g) Umbrellas, parasols, canes
 - (h) Tobacco pipes and cigarette holders
 - (i) Models and patterns
 - (j) Miscellaneous fabricated products

ADDITIONAL USES AS FOLLOWS:

- A. Distribution plants, parcel delivery, ice and cold storage plant, bottling plant, and food commissary or catering establishments.
- B. Wholesale business, storage building and warehouses.
- C. Laboratories: Experimental photo or motion picture, film or testing.
- D. Motion picture studio.
- E. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing.
- F. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
- G. Feed and fuel storage yard.
- H. Draying, freighting or trucking yard or terminal.
- I. Public utility service yard or electrical receiving or transforming station.